

*The*  
**Weyburn District**  
*of the*  
**Canadian North-West**



*Short Description*  
*of one of the most fertile tracts of land*  
*on the North American Continent*



*Results by Farmers and Investors*



*For further information apply to*

**Frank Moffet**  
*Real Estate Dealer*  
**Weyburn . . North-West Territories**



1904

THE WEYBURN HERALD PUBLISHES



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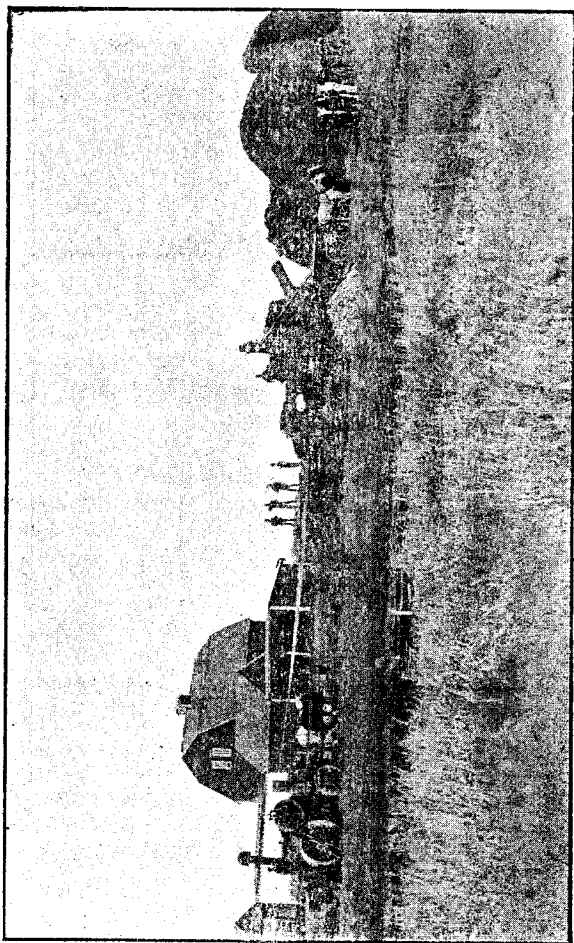
**"I hear the tread of pioneers,  
Of nations yet to be;  
The first low wash of waves where soon  
Shall roll a human sea.**

**The rudiments of empire here,  
Are plastic yet and warm;  
The chaos of a mighty world  
Is rounding into form."**

**Whittier.**



## THRESHING SCENE



Threshing Scene in 1903 on my 480 acre farm near Weyburn,  
which I have been farming for the past three years.

# WEYBURN DISTRICT



## Information for Intending Purchasers and Settlers

This little book is presented to you to give in a short way some information concerning the Weyburn District and what farmers have accomplished who have been actual settlers and farmed the land. Nearly every mail brings letters asking information regarding our district and lands, and it is with a view to give those interested information, which would be difficult to convey in the space of a letter that this method is taken concerning the questions usually asked by those interested in our rich lands and wonderful development.

### SITUATION AND GENERAL DESCRIPTION

Weyburn is situated about midway on the Soo Line between the international boundary and the main line of the C. P. Ry. It is surrounded by what people who are thoroughly acquainted with the North-West consider as the largest area of first-class land surrounding any point in the North-West Territories. The soil is a clay loam covered with a surface soil brown or black in color and of unexcelled fertility. There are no trees or scrub to interfere with farming operations, and a new settler can start to plow without doing any clearing or grubbing of any kind. A farm with one outfit can break and prepare for crop at least one hundred acres in one season, and the yield of wh ea

from the first crop will, judging from the past four years, be from twenty-five to forty bushels per acre.

### **WATER**

Water is easily obtained from twelve to thirty feet from the surface and nearly every farmer has a good well on his farm.

### **THE YIELD OF GRAIN**

Wheat will yield from twenty-five to forty bushels per acre and flax, oats and barley in proportionate quantities. The yield of wheat or its quality is unsurpassed in any portion of the North-West.

### **GRASSES**

Brome grass and western rye grass can be raised here, but no attention is directed to that part of farming as all that is required can be obtained from the wild land surrounding the farmer or from the large hay marsh a few miles from Weyburn. The obtaining of hay at a cost practically of cutting and stacking makes stock raising or mixed farming an assured success.

### **FUEL**

Coal is used for fuel almost exclusively. The coal mines of Roche Percee are not far away and the cost of that quality of coal is about \$3.50 per ton. A harder grade of coal is also in use, costing from \$6.50 to \$7.50 per ton. There is a large coal deposit about twenty-five miles from Weyburn, where the farmers near get their coal at a cost of getting it out by their own labor and hauling it.

### **CLIMATE**

To those who have never lived in the



Canadian West the climate seems to present the greatest drawback to the country, but in reality the winter though cold is generally bright and pleasant and is considered by those who have lived in Minnesota or Eastern Canada to be more agreeable than the winters in those places. A number of farmers in this part of the west turn their horses out on the prairie to graze during the winter, and as there is plenty of grass and the snow is not deep, the horses come through the winter in good condition. This will serve to show that our winters are not as severe as is generally supposed.

### SETTLEMENT

The first settlement was undertaken in this locality in the spring of 1899 and now reaches that of other localities and more or less thickly to a distance of twenty miles south of Weyburn. A new settler will have neighbors in almost every portion of our district.

### PRICES

The price of the land varies from \$7.00 to \$12.00 per acre for wild land, according to location, while improved land not far from Weyburn has sold as high as \$25.00 per acre. It is an interesting fact, however, that the early settlers in our district are the ones who are paying the highest prices at present for their increased acreage, thus showing that they from experience have good faith in our district, and even at the higher price it will need only two or three crops such as we have had in the past to pay for even the most expensive farm yet sold here.

I have several thousand acres of my own land which I purchased at a lower figure than others who came in later and which, considering the location and quality, is below the price of the greater part of the land offered for sale here. I have also a large list of many thousand acres of both improved and unimproved land which I can sell at prices at which the investor is sure to make money on the advance in price alone, while to the farmer any land offered for sale here by any dealer is sure to be a profitable investment.

#### **FACTS ABOUT THE TOWN OF WEYBURN**

Two hotels.

Two banks.

Founded 1899.

Four elevators.

Two coal yards.

Two drug stores.

Four physicians.

Two restaurants.

Two meat markets.

Four livery stables.

Four general stores.

Three lumber yards.

150 barrel grist mill.

Two hardware stores.

Several boarding houses.

Incorporated Town, 1903.

Incorporated Village, 1901.

A two storey stone school building.

Up-to-date newspaper and printing office.

Population about six hundred and rapidly increasing.

The business point of the district is the Town of Weyburn.

Population is composed entirely of Canadians and Americans.

More than 300 car loads of settlers' effects were unloaded at Weyburn in 1903.

All the leading church denominations are represented and the most have resident ministers and regular church services.

The town is constantly growing, and this year will see the building of an hospital and installation of electric lighting and a telephone system.

### **FACTS YOU SHOULD CONSIDER**

Land in the Canadian West is sure to increase in value.

Forty-three thousand Americans came to the Canadian West as settlers in 1903.

The cheap lands suitable for farming in the United States are all gone.

The population of the United States is increasing at the rate of two millions per year. We are getting the advance guard of the American emigration. These settlers are well satisfied and are sending for their friends. The emigration will increase from year to year. The population from Europe in the past year was equal to that from the United States, and adding the emigration from eastern Canada one can estimate how rapidly the settlement of the country is taking place.

How do you think this will affect the price of lands?

All other holdings which represent wealth can be indefinitely increased. The habitable surface of the earth can not be increased. There is no better

land in the world than that in the Weyburn District.

Why do you farm the worn out and high priced land of the east? Why do you take a low rate of profit from the money you have invested in the east? Get a piece of the Weyburn land. It will prove a money maker for you.

We have a good climate. good roads, churches and schools.

We have plenty of rainfall, a soil unsurpassed in fertility and a farming population making more money in five years than they could in a lifetime in eastern Canada.



## AS OTHERS SEE US



CAME TO WEYBURN TWO YEARS AGO WITH  
CAPITAL OF \$1,100—NOW WORTH \$8,500.

FIRST CROP SOLD FOR \$1,700.

This is to certify that I, Colin Carmichael, came to Weyburn in 1902 from Iowa. I purchased through Frank Moffet, Real Estate Agent, 320 acres of land and took a homestead. I had a capital of \$1,100 and no chattels or farming tools of any description. What I purchased to work my land with I had to pay cash for. My first crop sold for \$1,700 at the Weyburn elevators. I now have horses and a complete lot of farming implements. At the present time I consider that my land and other property, at a fair valuation, is worth at least \$8,500 over and above all encumbrances whatever. I do not know where I could have done so well as I have here, and can recommend this district as all right in every respect.

(Signed) COLIN CARMICHAEL.

Dated at Weyburn this 16th day of February,  
1904.

OWNS A GOOD FARM IN ONTARIO BUT WOULD  
RATHER LIVE IN THE WEST LAND.  
SOIL AND CLIMATE BOTH BETTER.

This is to certify that I, John Horne, Sr., came to the Weyburn District in 1899. I have besides my homestead at the present time 2,400 acres of land, part of which I purchased from Frank Moffet, Land Agent at Weyburn. I lived for a number of years in Middlesex Co., Ontario, and still own the farm I had while there. It is one of the best farms in that county, but I consider my land in the Weyburn district will produce more money, acre to acre, than my Ontario property and is consequently worth more for farming purposes. The climate in the west is also more healthy and agreeable than the Ontario climate. I have never seen any part of any country that can equal this for farming purposes. The crops are magnificent. I can fully recommend this district as the best farming land I have ever seen.

(Signed) JOHN HORNE.

FROM \$36.00 TO \$6,000 IN LESS THAN FIVE  
YEARS BY A BARRIE MAN IN THE  
WEYBURN DISTRICT.

This is to certify that I came to the Weyburn District in 1899 from near Barrie, Ontario. I had when landing here only \$35.00. I now have 320 acres of as good land as there is in this country and horses and a complete line of farming implements. I consider that I am worth, at a fair valuation, over and above all encumbrances, at least \$3,000.00, all of which I have made since coming here. The land in this district raises the best crops I have ever seen. In 1902 I threshed 38 bushels of No. 1 hard wheat to the acre and in 1903 I threshed 28 bushels per acre. In both years part of my crop was seeded on the former years' stubble, and this consequently reduced my average to what it would have otherwise been. I have never seen better crops of wheat and oats any place and can recommend this part of the country as a money maker for the farmer.

OLIVER H. PEACOCK.

Weyburn, February 24th, 1904.

SELECTED THE WEYBURN DISTRICT AFTER  
THOROUGHLY EXAMINING A LARGE TRACT  
OF COUNTRY. — A WONDERFUL YIELD  
OF WHEAT.

I, Fred Roome, of S.E. 15, 8, 14, West 2nd Meridian, came to the Weyburn District four years ago and can truthfully say that this is the best farming land I have ever seen. Before settling here I took a long trip through the North Western States, British Columbia and Western Canada. I chose the Weyburn District as the best I had seen. My best crop was in 1902 on 40 acres of land I had then prepared for crop. Total average  $37\frac{1}{2}$  bushels per acre. 20 acres of above yielded 40 bushels per acre. A strip of 6 acres in the 40 acres mentioned above yielded 60 bushels per acre. The balance was on stubble, which reduced my average to  $37\frac{1}{2}$  bushels per acre. All of this graded one hand at the Weyburn Elevator.

(Signed) FRED ROOME.

Weyburn, February 20th, 1903.

AN ONTARIO MAN WHO WAS NOT AFRAID TO  
INVEST.—MADE \$4,000 IN TWO YEARS.

In the spring of 1902 Frank Moffet, Real Estate Agent of Weyburn, wrote me concerning Weyburn lands as an investment, and after considering the proposition, and having a long acquaintance with Mr. Moffet I sent him about \$2,300 to invest in property near Weyburn. Some of this land I sold at nearly twice what I paid for it, and have had offers of four times what I paid for parcels of the remainder. I think I am safe in saying that I have made in clear profits nearly four thousand dollars on my investment. It is needless to say that I am pleased with my Weyburn investment.

(Signed) M. OVERHOLT,  
Jordan, Ont.

MORE THAN DOUBLED HIS MONEY IN LESS  
THAN A YEAR.

This is to certify that I have purchased through Frank Moffet, Real Estate Agent of Weyburn, 1,120 acres of land, which I immediately listed for sale with Mr. Moffet. In less than a year he had sold it for me and I more than doubled my money on the transaction in this time.

JOHN C. CLARY,  
Hormick, Iowa.

AN EXTENSIVE DEALER FROM IOWA WHO BUYS  
LAND IN GREAT QUANTITIES.

I have pleasure in stating that I have purchased a large quantity of land through Frank Moffet, Real Estate Agent of Weyburn, and have always been accorded fair and honorable treatment by him. All my purchases proved profitable investments.

FRANK P. FRENCH,  
Osage, Iowa.

These are only a few specimens of testimonials, many more of which in the same nature might be obtained. I think there are sufficient to show how people who have had experience here regard this portion of country as a farming district or a field for investment.

## HOMESTEAD REGULATIONS

Any unappropriated or unreserved even numbered section of Dominion Lands excepting **§. & 26**, may be homesteaded upon by any person the sole head of a family, or any male over 18 to the extent of one quarter section of 160 acres.

### ENTRY

Entry may be made personally at the local land office for the district, or on application to The Minister of Interior or Dominion Land Agent, authority can be had for some one to make the entry for him. \$10 fee.

### HOMESTEAD DUTIES

Six months' residence and cultivation in each year for 3 years or as to residence, living with parents on land in vicinity or on land owned by himself will satisfy.

### APPLICATION FOR PATENT

Should be made at the end of three years, before the Local Agent or the Homestead Inspector. Before making a application the settler must give six months' notice in writing to the Commissioner of Dominion Lands, Ottawa.

### INFORMATION

will be given at any Dominion Lands Office as to the lands open for entry free of expense.

### EXEMPTIONS FROM DUTY

SETTLERS' EFFECTS, viz: Wearing apparel, household furniture, books, implements and tools of trade, occupation or employment, guns, musical instruments, domestic sewing machines, typewriters, live stock, bicycles, carts and other vehicles and agricultural implements in use by the settler for at least six months before his removal to Canada. Not to include machinery or articles imported for use in manufacturing establishment, or for sale, provided that any dutiable article entered as settlers' effects may not be so entered unless brought with settler on his first arrival, and shall not be sold or otherwise disposed of without payment of duty, until after twelve months actual use in Canada; provided also that live stock when imported into Manitoba or the N. W. T.



by intending settlers, shall be free until otherwise ordered by the Governor-in-Council.

It is not necessary that live stock admitted to free entry in Manitoba and N. W. T. be in use by the settler before his removal to Canada. A settler may bring in free of duty, under the regulations, not exceeding 16 horses or cattle (in all) or one for each ten acres up to 160 acres: or not exceeding 160 sheep or swine (in all) or one for each acre up to 160 acres. Duty on excess cattle, sheep and horses, 20 per cent. ad. val.,  $1\frac{1}{2}$  cent per lb. on live hogs. A settler taking up 320 acres may, after paying duty, obtain refund of the duty on same number of horses, cattle, sheep or swine as are admitted free for 160 acres.

#### CATTLE QUARANTINE

Settlers' cattle when accompanied by certificates of health, to be admitted without detention: when not so accompanied they must be inspected.

Swine may be admitted for breeding purposes, subject to a quarantine of fifteen days.

Swine admitted on a settlers' certificate that Swine Plague or Hog Cholera have not existed in the district whence they came for six months preceding.

#### CHEAP RAILROAD RATES

Settlers from a country other than Canada should obtain a certificate from a Canadian Government Agent, which on presentation to a Station Agent on C. P. Ry. entitles him and family to transportation at a reduced rate and after acquiring land a similar reduced rate returning for his family.

## TOWNSHIP DIAGRAM

Showing the Road Allowance

31	32	33	34	35	36
30	29	28	27	26	25
19	20	21	22	23	24
18	17	16	15	14	13
7	8	9	10	11	12
6	5	4	3	2	1

For further information write to

**FRANK MOFFET,**

**Real Estate Dealer,**

**Weyburn, Assa.**

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**REFERENCES:**

**Bank of Montreal . . . . Regina**  
**The Weyburn Security Co. . Weyburn**

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